

Land Development

# UNIT 1B | INDURENT PARK LONGBRIDGE

Bristol Rd S Longbridge, Birmingham, B31 5BN

## UNIT 1B | 33,498 SQ FT

Unit 1B provides 33,498 sq ft of high quality industrial space

Unit 1B provides 33,498 sq ft of high quality industrial space, including a modern office core arranged over two floors and a dedicated plant area. The unit offers a 10m clear internal height and benefits from a generous car parking allocation. Delivered to BREEAM Excellent and EPC A+ standards, the building features PV ready roofing and energy efficient systems throughout, making it suited to manufacturing, logistics and distribution requirements.

Positioned just 8 miles from Birmingham city centre and minutes from the M5, M42 and A38, the estate benefits from exceptional connectivity across the West Midlands and beyond. The unit forms part of a wider £1 billion transformation of Longbridge, now a thriving destination of new homes, businesses, green spaces and transport links, offering occupiers a strategic, sustainable and future ready base at the heart of the region.

Lease Type

New



### ✔ Unit Summary

- BREEAM Excellent
- 10m Clear Internal Height
- EPC A+
- Office Accommodation
- Solar panels
- Premier Industrial Location

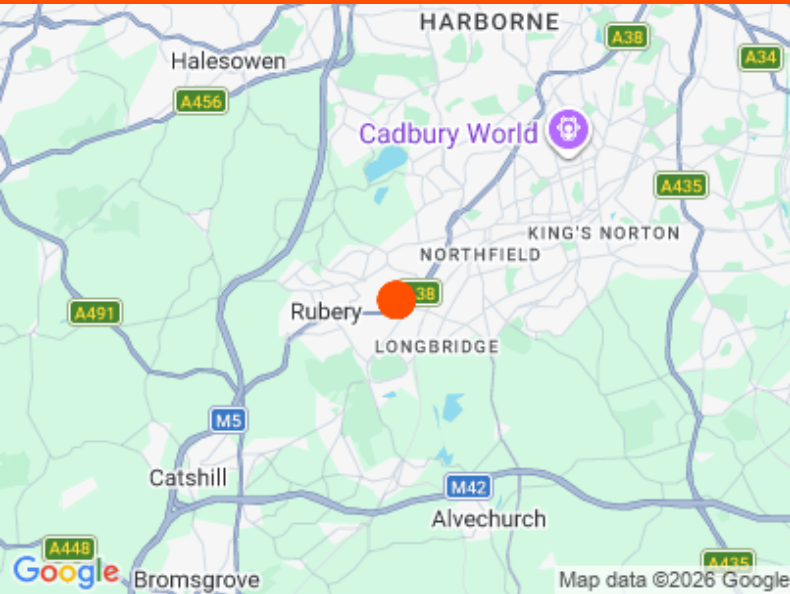
### £ Occupational Costs

	Per Annum	Per Sq Ft
Rent	£443,849.00	£13.25
Rates	Not specified	Not specified
Service Charge	Not specified	Not specified
Insurance	Not specified	Not specified
<b>Total Cost</b>	<b>£443,849.00</b>	<b>£13.25</b>

Terms: Indicative rates payable only. Confirmation of rates payable should be sought from the Valuation Office Agency ([www.voa.gov.uk](http://www.voa.gov.uk)). Units with a Rateable Value of less than £15,000 per annum may be eligible for full or partial Small Business Rates Relief. To find out if you qualify please see <https://www.gov.uk/apply-for-business-rate-relief/small-business-rate-relief> or read our rates blog.




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## Location

Located 12km south west of Birmingham city centre, the estate benefits from strong regional and national connectivity. With excellent transport links into Birmingham and the broader West Midlands, supported by ongoing investment in local infrastructure and improved walking and cycling routes along the River Rea Valley.

-  Road  
M5 J3 & J4: 4 miles
-  Airport  
Birmingham Airport: 18 miles
-  Rail  
Longbridge Station: 0.8 miles

## Additional Information


Planning Class	General Industrial
Lease Summary	The unit is available on flexible terms. Please speak to a member of our team for more information
Viewings	Contact us now to arrange a viewing.
Legal Costs	Each party will be responsible for their own legal costs incurred.
EPC	A

## Key Contact



**James Irwin-Singer**  
Development Director

"James is a Development Director based in Birmingham."

 +44(0) 808 169 7554



enquiries@indurent.com  
+44(0) 808 169 7554

www.indurent.com

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